



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Mike George
DOCKET NO.: 15-05284.001-R-1
PARCEL NO.: 22-18.0-426-040

The parties of record before the Property Tax Appeal Board are Mike George, the appellant; and the Sangamon County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Sangamon** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$7,201
IMPR.: \$34,465
TOTAL: \$41,666

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story residential condominium with 1,730 square feet of living area. The dwelling was constructed in 1993. Features of the property include a crawl space foundation, central air conditioning, one fireplace and a two-car attached garage. The property is located in Springfield, Capital Township, Sangamon County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this overvaluation argument the appellant evidence disclosing the subject property was purchased in February 2015 for a price of \$125,000 or \$72.25 per square foot of living area, including land. The appellant completed Section IV – Recent Sale Data of the appeal disclosing the parties to the transaction were not related but indicated the property had not been advertised for sale. The appellant also provided a copy of the PTAX-203 Illinois Real Estate Transfer Declaration disclosing the property was purchased for \$125,000. The evidence disclosed the parties to the transaction were not related, however, the property had not been listed on the open market. The appellant provided a written statement explaining that as he was looking at an adjacent property to purchase, the sellers approached the appellant and asked if he wanted to buy the subject property as well. The appellant also provided a list of other properties improved with duplex or condominiums he purchased over the last four years to demonstrate the purchase price was reflective of fair cash value. These properties were purchased for prices ranging from \$61.88 to \$83.06 per square foot of living area, including land, with an average price of \$72.52 per square foot of living area, including land.

The appellant provided a copy of the final decision issued by the Sangamon County Board of Review disclosing a total assessment for the subject property of \$48,550 reflecting a market value of \$145,650 or \$84.19 per square foot of living area, including land. Based on this evidence the appellant requested the subject's assessment be reduced to \$41,666.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). Proof of the market value of the subject property may consist of an appraisal of the subject property as of the assessment date at issue. (86 Ill.Admin.Code 1910.65(c)(1)). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value in the record was the purchase of the subject property in February 2015 for a price of \$125,000. The appellant also provided information on sixteen sales to demonstrate the purchase price was reflective of fair cash value. The evidence disclosed the appellant purchased an adjacent property improved with a 1,521 square foot condominium in December 2014 for a price of \$118,000 or \$77.58 per square foot of living area, including land. The Board finds the subject's assessment reflects a market value greater than the purchase price. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a) & §1910.69(a)). Based on this record the Property Tax Appeal Board finds a reduction to the subject's assessment commensurate with the appellant's request is appropriate.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting Member



Member

Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: October 20, 2017



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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APPELLANT

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COUNTY

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